

## **Town of Carlisle Affordable Housing Trust**

### **Minutes**

June 2, 2015

**Present:** Vanessa Hunnibell Moroney, Chair; Nathan Brown; Karina Coombs; John Gorecki; Carolyn Ing; E. Lyn Lemaire; Peter Scavongelli.

**Guests:** Alan Lehotsky, Chair, Carlisle Housing Authority; Kelly Guarino; John Bakewell; Kevin Brown; Charles Parker; David Freedman; Steve Wentzell; Thomas Harrington, Miyares and Harrington; Elizabeth DeMille Barnett, Housing Coordinator; and Robert Zielinski, *Carlisle Mosquito*.

1. **Meeting called to Order** at 7:00 p.m. by Vanessa Moroney, Chair
2. **Approval of Minutes.** Peter Scavongelli made a motion to approve the February 26, 2015 Minutes. John Gorecki seconded the motion. All aye, the motion passed.
3. **Community Input.** Kelly Guarino presented information on the Town of West Boylston's claim to have achieved Chapter 40B "safe harbor" through the 760 CMR 56.03(3)(b) General Land Area Minimum alternative. This alternative stipulates that in order to be certified, 1.5% of a municipality's property have deed-restricted affordable housing sited on it (governmental property, conservation restricted land and water bodies are not included in the basis). Discussion followed. Consensus was to have this proposal as an agenda item at the next meeting. Lyn Lemaire offered to research procuring a 1.5% study.

### **3. New Business**

- A. **338 Bedford Road request to access well.** John Bakewell, tenant, of the Fox Hill Conservation property made a request to be allowed to run a hose from the Affordable Housing Trust (CAHT) 338 Bedford Road property garden water spigot to his commercial gardening operation. This request was made because he said that the Fox Hill shallow well produces only 2 gallons-per-minute. In response to the suggestion that a pressure booster might be helpful, the response was that there is no electricity on site. Mr. Bakewell is making this request, because the Trust's 338 Bedford Road tenant, had not allowed him access the tenant's water. Discussion followed, with agreement that in the event that this request was approved, the petitioners would be required to consult the Board of Health, which oversees residential wells.

Nathan Brown made a motion and John Gorecki seconded it that John Bakewell and Kevin Brown be allowed to use the 338 Bedford Road water spigot until the electricity is turned off on the property. All aye, the motion passed (6-0).

- B. **M.G.L. Chapter 40B and Affordable Housing – Town Counsel, Thomas Harrington, Esquire, Miyares and Harrington.** Mr. Harrington provided a review of the M.G.L. Chapter 40B and its application, based upon his experience in representing

smaller towns, including Carlisle. He also reviewed Zoning Board of Appeals Comprehensive Permit decision options and the appeal process to the Department of Housing and Community Development (DHCD) Housing Appeals Committee. Alan Lehotsky asked what does a Chapter 40B appeal to the Housing Appeals Committee cost? Mr. Harrington said that a straightforward appeal is in the vicinity of \$50,000, a complex appeal, with expert testimony would start at \$100,000.

Mr. Harrington emphasized the importance of having an approved Housing Production Plan (HPP), as it provides an opportunity for certified communities to invoke a “safe harbor” by meeting one-year and two-year housing production goals. He also reviewed data/information collection and Fair Housing Law. He noted that the Carlisle Housing Authority, by state statute collects information, which cannot be shared with other Town departments and the public. He noted that for Housing Production Plan uses, referenced data points must be large enough to protect individual privacy.

- C. Planning Board Memorandum dated April 13, 2015.** Discussion focused on the Planning Board’s proposal to conduct a Benfield Farms project review. It was proposed that this discussion be continued at the next meeting.

**D. Carlisle Housing Authority – 338 Bedford Road Duplex Group Home Update.**

Alan Lehotsky reported that the Carlisle Housing Authority was currently negotiating a Land Disposition Agreement (LDA) with its selected developer, Till, Inc. for a nine-bedroom group home duplex for intellectually-disabled residents. He added that the LDA will be the operating agreement during the construction phase, and will be followed by a ground-lease upon building completion. The developer, Till, Inc. has its own interim financing so project completion will not be dependent upon waiting for governmental funding, which the developer is applying for and hopes to receive for this project. He concluded by sharing that once the construction permit is issued, assuming that there is an approved Housing Production Plan, the Town will be able to apply for a year’s “safe harbor.”

- E. Housing Production Plan Update.** Vanessa Moroney and Karina Coombs reported that the Housing Production Plan Committee had been meeting since April. It was on schedule and in the process of producing the housing and economic analysis sections. Ms. Coombs and Elizabeth D. Barnett, Housing Coordinator were able to share that they had completed over 90% of this work using data bases such as the U.S. Census and American Community Survey data, Metropolitan Area Planning Council Population projection and the Warren Group’s Town Stats.

- F. Authorizations:** Ms. Barnett requested that she be reimbursed for the Warren Group Town Stat subscription to complete her work for the Housing Production Plan. Lyn Lemaire made a motion to reimburse Elizabeth DeMille Barnett for up to \$250 for the Warren Group Town Stats subscription. Mr. Gorecki seconded the motion. (All aye, 7/0, motion passed).

Following a discussion on the value of the opportunity to past members, Carolyn Ing made a motion to provide reimbursement for all Trustees who attended the 2015 Massachusetts Housing Partnership Housing Institute. Vanessa Moroney seconded the motion. All aye, 7/0, motion passed.

**4. Next meeting date:** To be announced.

**5. Meeting Adjourned** 8:50 p.m.:

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator